

ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, April 21, 2015

7:00 p.m.

ROLL CALL:

PRESENT:	Mayor	Robert Taylor
	Mayor Pro Tem	Jan Haggerty

BOARD MEMBERS:

Salvatore Aiuto
Catherine Haugh
Timothy Hoste
Colleen McCartney
Bill Shoemaker

ABSENT :

OTHERS PRESENT:

City Clerk	Richard M. Steenland
City Attorney	Tim Tomlinson
Building Director	Glenn Sexton

Mayor Robert Taylor called the meeting to order at 7:00 p.m.

I. ROUTINE MATTERS

1. Approval of minutes of meeting held March 17, 2015.

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to approve the minutes of meeting held January 20, 2015.

MOTION CARRIED UNANIMOUSLY

II. OLD BUSINESS

1. Public Hearing and Board Consideration for variance to convert existing 20' X 60' billboard sign from static to digital with an overall area of 1044sf at 20899 Masonic, Patrick Depa, International Outdoor, petitioner.

President of International Outdoor Randy Oram and International Outdoor petitioner Patrick Depa, appeared on behalf of this request.

City Clerk Richard M. Steenland received one letter in opposition.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER BILL SHOEMAKER moved, to approve the petitioners request for a variance to convert existing 20' X 60' billboard sign from static to digital with an overall area of 1044sf at 20899 Masonic.

MOTION DIED DUE TO LACK OF SUPPORT

BOARD MEMBER TIMOTHY HOSTE moved, BOARD MEMBER CATHERINE HAUGH seconded to deny the petitioners request for a variance to convert existing 20' X 60' billboard sign from static to digital with an overall area of 1044sf at 20899 Masonic.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO CHANGE EXISTING 20' x 60 BBILLBOARD SIGN FROM STATIC TO DIGITAL WITH AN OVER ALL AREA OF 1044SF AT 20899 MASONIC ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-03-151-012

VAR. #0115

not be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-6-A-1(B) will be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby denied.

MOTION CARRIED

6 Yeas

1 Nay – Shoemaker

2. **Public Hearing and Board Consideration for variance to convert existing 20' X 60' billboard sign from static to digital with a cycle time less than 30 seconds at 20899 Masonic, Patrick Depa, International Outdoor, petitioner.**

Petitioner Patrick Depa requested to withdraw this item from consideration due to item #1 was denied.

3. **Public Hearing and Board Consideration for variance to convert existing 20' X 60' billboard sign from static to digital with an overall area of 1200sf at 20901 Masonic, Patrick Depa, International Outdoor, petitioner.**

President of International Outdoor Randy Oram, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER BILL SHOEMAKER moved, BOARD MEMBER SALVATORE AIUTO seconded approve petitioners request for a variance based upon the finding that a unique circumstance exists being there are similar digital billboard signs within close proximity to this sign and a practical difficulty that is sign is 240 feet from the travel edge of the highway and the proximity to the hotel and the sign is set even further back then the sign located at 20899 Masonic that was previously denied.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO CHANGE EXISTING BILLBOARD SIGN FROM STATIC TO DIGITAL WITH AN OVER ALL AREA OF 1200SF AND A CYCLE TIME LESS THAN 30 SECONDS AT 20901 MASONIC ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-03-151-012

VAR. #1414

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-6-A-1(B) and 264-9-(D) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

4. Public Hearing and Board Consideration for variance to convert existing 20' X 60' billboard sign from static to digital with a cycle time less than 30 seconds at 20901 Masonic, Patrick Depa, International Outdoor, petitioner.

President of International Outdoor Randy Oram, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

COUNCILWOMAN CATHERINE HAUGH moved, MAYOR PRO TEM JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER COLLEEN MCCARTNEY moved, MAYOR PRO TEM JAN HAGGERTY seconded approve petitioners request for a variance to convert existing 20' X 60' billboard sign from static to digital with a cycle time less than 30 seconds at 20901 Masonic, based upon the finding that a unique circumstance exists there are similar digital billboard signs within close proximity to this sign.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO CHANGE EXISTING 20' X 60' BILLBOARD SIGN FROM STATIC TO DIGITAL WITH A CYCLE TIME LESS THAN 30 SECONDS AT 20901 MASONIC ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-03-151-012

VAR. #0315

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-6-A-1(B) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

No one from the public wishes to be heard.

IV. ADJOURNMENT

BOARD MEMBER COLLEEN MCCARTNEY moved, MAYOR PRO TEM JAN HAGGERTY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:34 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk